



Capital Boulevard North

Corridor Study



Introductory Presentation March 2018

What is an Area Plan?

- Plan for the future **development** and **infrastructure** for a:
 - Corridor
 - Neighborhood
 - Business District
 - Other small geographic area
- Allows **more detail** than can be captured at a citywide scale
- Allows for **focused public engagement**

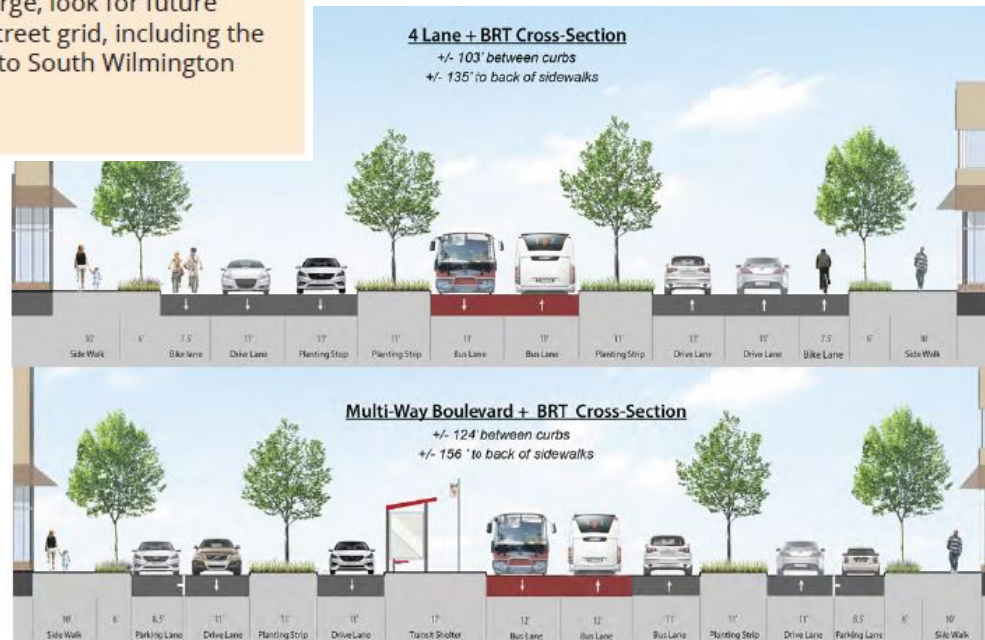
Areas of Emphasis

- Land Use & Zoning Policy
- Neighborhood Revitalization
- Commercial Corridor Revitalization
- Transportation/Corridor Study
- Growth Management
- Urban Design

Southern Gateway Study

Key Recommendations:

- > Convert S. Wilmington Street to a major transit corridor and locate a major transit stop in this immediate vicinity.
- > Improve bicycle and pedestrian connectivity along, across, and to/from S. Wilmington Street linking to routes proposed in BikeRaleigh plan. This could include a grade-separated bike and/or pedestrian crossing in the long-term at Hoke Street under S. Wilmington Street or a future roadway connection below elevated Wilmington Street.
- > Provide alternative bicycle and pedestrian routes outside the immediate Wilmington Street corridor, including convenient connections to Fayetteville Street and its potential grade-separated crossing of MLK, Jr Boulevard.
- > Connect and extend the existing street grid to enhance continuity. As land use changes emerge, look for future opportunities to enhance the local street grid, including the extension of McCauley Street South to South Wilmington Street.



Area Plans in the Comprehensive Plan



8. Falls of Neuse Corridor

The Plan area includes properties fronting the Falls of Neuse corridor between Durant Road and the Neuse River and the area fronting the extension of New Falls of Neuse Boulevard to the New Falls of Neuse Boulevard bridge.

The intent of the plan is to provide guidance for future zoning and development that will preserve the character of the corridor in relation to the Falls Lake Water Supply Watershed, the Falls Lake Dam and park, and the historic Falls community.

Falls of Neuse Road north of Durant Road transitions from a rural area to a suburban, green corridor. Most of the property west of the Falls of Neuse Corridor is in Wake County's jurisdiction and in the Falls Lake Water Supply Watershed. The properties east of Falls of Neuse Road are in the City of Raleigh Extraterritorial Jurisdiction. Frontage properties are developed with rural and low-density residential uses and include extensive roadside vegetation, creating a "green corridor." This development pattern respects the rural character of the Falls Lake Water Supply Watershed and the Falls Mill village (circa 1850), which still exists on the northern end of the corridor along Fonville Road.

Policy AP-FON 1

Falls of Neuse Corridor Character

Protect the character of the corridor. Maintain the sense of place created by the extensive roadside vegetation, the Falls Lake dam, and Falls Community.

Policy AP-FON 2

Fonville Community Conservation

The character and the design of new development or redevelopment in the historically-significant Falls community

(Fonville Road, Area 4 on map) should reflect in material and character the unique enclave of existing homes in the neighborhood.

Policy AP-FON 3

Fonville Retail

Additional future retail catering to river activities in the Falls community (area 4 on Map AP-FON-1) should be in the style and character of the existing homes in the area and maintain the sense of place created from the old mill town and the future white water park.

Policy AP-FON 4

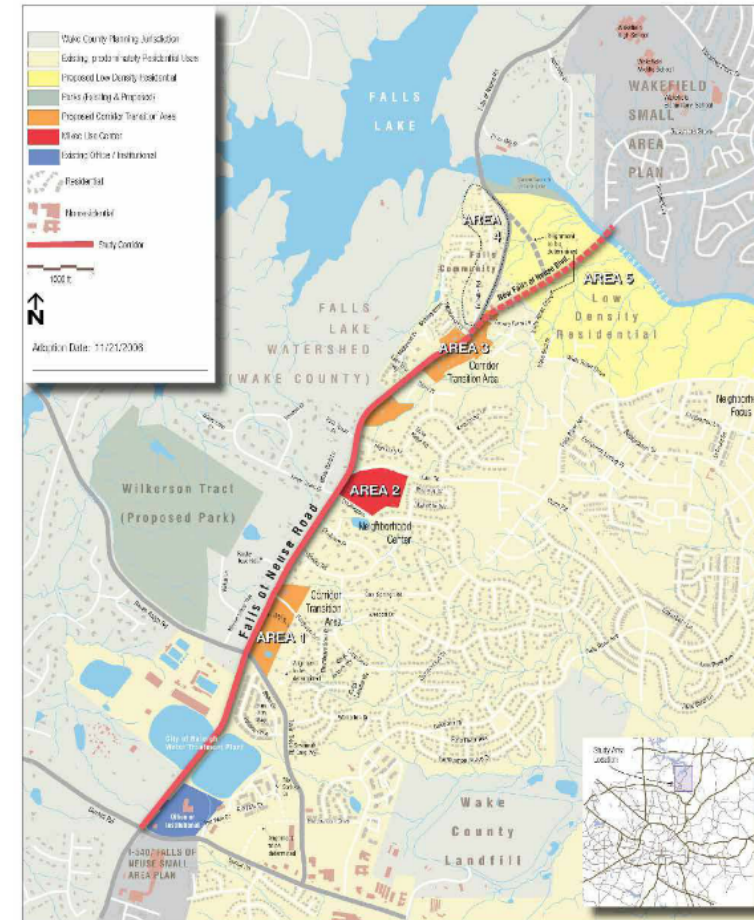
Dunn Road Retail Area

The Dunn Road/Falls of Neuse Neighborhood Retail Mixed Use Area (Area 2 on Map AP-FON-1) should be developed in context with the surrounding single-family neighborhood and with a walkable development pattern.

Policy AP-FON 5

Falls of Neuse Area Conservation

Protect environmentally significant areas including the Falls Lake watershed, the Neuse River, slopes greater than 15%, and the 100-year floodplain along the Neuse River. Environmentally significant areas in close proximity of the Neuse River should be protected and incorporated as an amenity with development plans. Cross Reference Policy EP 3.2 'Neuse River Protection'.



MAP AP-FON1

Falls of Neuse Plan



Map created 10/7/2009 by the City of Raleigh
Department of City Planning & GIS Division

Area Plans in 2030 Plan

1. Arena
2. Avent West
3. Brier Creek Village
4. Cameron Park
5. Crabtree
6. Falls Lake
7. Falls of Neuse Corridor
8. Five Points East
9. Forestville Village
10. Garner-Tryon Neighborhood
11. I-540/Falls of Neuse
12. King Charles
13. Mission Valley
14. Olde East Raleigh
15. Rock Quarry-Battle Bridge
16. South Park
17. Stanhope Village
18. Swift Creek
19. Triangle Town Center
20. Wade/Oberlin
21. Wake Crossroads

Area Plans Since 2009

Completed

1. New Bern Avenue
2. Capital Boulevard
3. Blue Ridge Road
4. West Morgan
5. Asbury
6. Blount/Person
7. Buffalo/New Hope
8. Cameron Village/Hillsborough
9. Southern Gateway

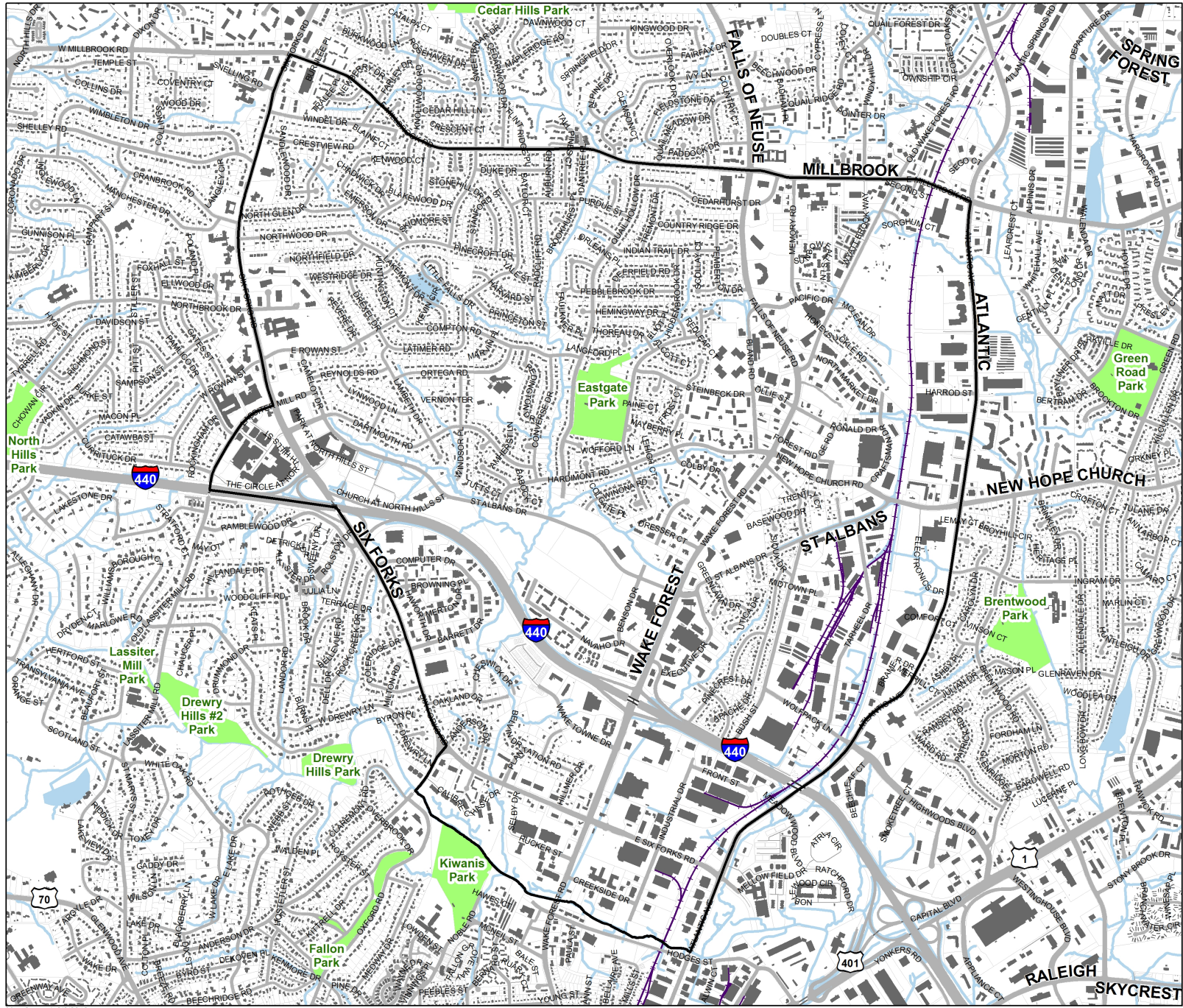
Pending

1. Six Forks Road
2. Avent Ferry Road
3. Falls of Neuse

Capital Boulevard North and Midtown-St. Albans

- Two separate planning efforts
- Both set to begin in spring 2018
- Roughly 18-24 month planning process

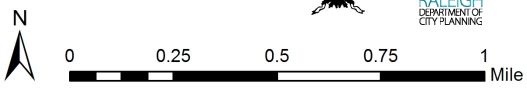
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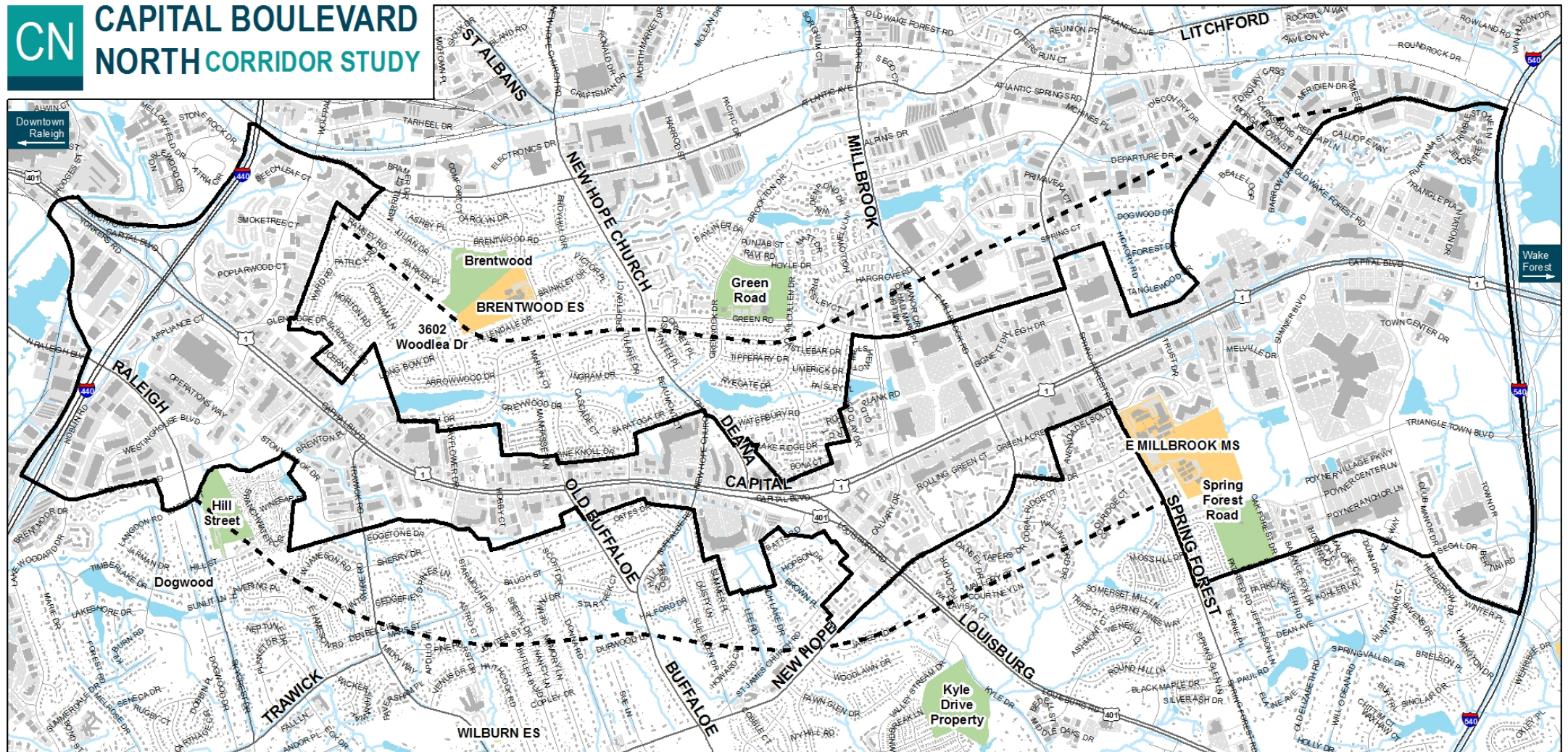
- Parcel
- Building
- Road
- Rail Lines
- School
- Park
- Water
- Proposed Study Area

The study area extends from Millbrook Road in the north to Atlantic Avenue in the east, Crabtree Creek in the south, and Six Forks Road to the west.

MIDTOWN-ST. ALBANS
AREA PLAN



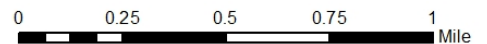
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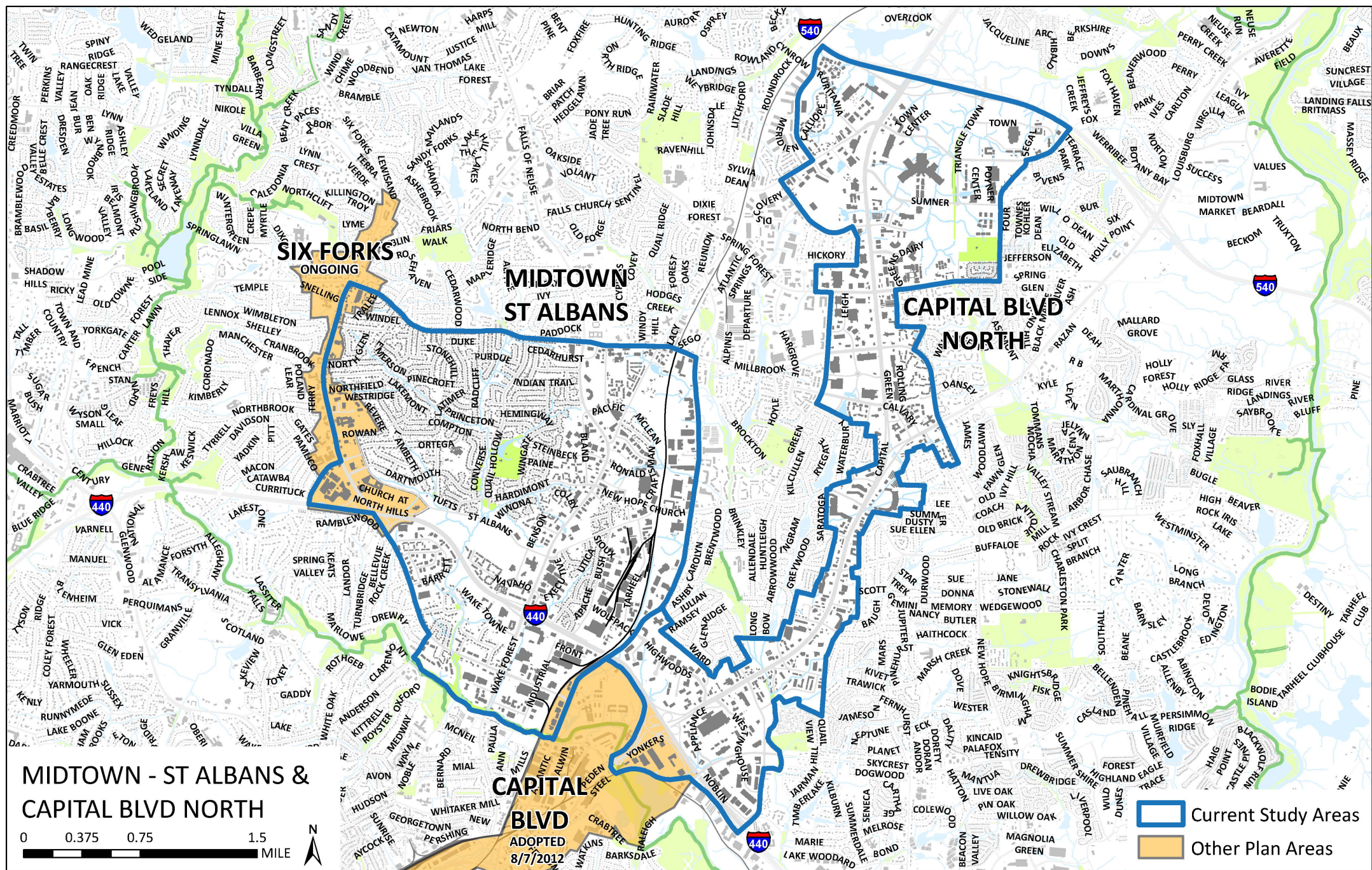


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- Buildings
- Parking
- Schools
- Parks
- Lake
- Stream
- Proposed Study Area
- Area of Influence





Capital Boulevard North: Purpose

- Identify a **multi-modal transportation** vision that considers cars, transit riders, pedestrians
- Identify new opportunities for **mixed-use development**
- Improve **urban design** along the corridor
- Create a **community development** vision that includes neighborhood stability, social engagement, and a blend of incomes and household types.

Capital Boulevard North: Process

- City is in process of **hiring consultant** to assist with plan process
- May include a resident/stakeholder **confirmation group** to ensure plan results reflect public input
- First step will be a **visioning workshop**. Identify issues, goals, outlines of a vision for the corridor
- Develop and **consider alternatives**
- Arrive at a general consensus and select **final recommendations**
- Adopt and begin **implementation**

How to Stay Involved

- Visit www.raleighnc.gov and search “Capital Boulevard North”
- Sign up for email alerts using “MyRaleigh Subscriptions”
- Check your CAC newsletter